

## Real Estate News

## Quick Buying Flats in Many Sections Pass Estate Sale To New Owners

205 Lots Extending From University Av. to Harlem River Sold in Hour and a Half for \$441,922.50

The old Montgomery estate, in the West Bronx, yesterday passed into the hands of men and women, builders, speculators and investors, who will put the land to use. For centuries it has remained an unproductive stretch, extending from University Avenue to the Harlem River, between 176th and 178th streets. There are 205 lots in the estate and yesterday Joseph P. Day, in the Vesey Street salesroom, offered them at auction for the heirs of the original owner. Within an hour and a half after the first bid was offered every lot in the estate had been sold. The bids totaled \$441,922.50, which, in the opinion of West Bronx real estate experts, is a very good price. The eagerness with which the lots were taken out of the market indicates that every bidder had a definite plan in mind when he went to the sale.

University Avenue corners sold as high as \$9,000. The corner at 176th Street was sold for that figure to Louis Lerner. Four lots on the corner of the avenue were purchased by the Great Realty Company for \$5,250 each. The Harlem River frontage and the block just back of this were purchased by J. Schwartz, a Bronx broker, for \$15,000. The bidding started at \$1,000. For the eighteen lots fronting on the river he paid \$40,000 and for the nineteen lots on the adjacent block he paid \$21,500, which is an average of \$1,150 a lot.

Peter Binanco was the first buyer, getting the lot at the southwest corner of Andrews Avenue and 176th Street after twenty-four bids were made for \$5,000. The bidding started at \$1,000. The three lots adjoining on the avenue and two adjoining on the street went to one buyer for \$4,500 each. The next two lots on the street brought \$3,000 each.

Four lots at the southeast corner of Montgomery Avenue and 176th Street sold for \$3,000 each. Fifteen lots adjoining on the avenue street for \$2,600 each. The southwest corner of Montgomery Avenue and 176th Street sold for \$4,300 and the adjoining avenue lot brought \$3,100.

The four lots at the southeast corner of Popham Avenue and 176th Street sold for \$2,900 each. Two lots on Montgomery Avenue with a two-lot "U" to 176th Street sold at \$2,500 each. On Montgomery Avenue inside lots brought \$2,100 each. The lot at the southwest corner of Popham Avenue and 176th Street sold for \$1,850, and two adjoining on the avenue went for \$1,850 each. The southwest corner of Undercliff Avenue and 176th Street, two lots, sold for \$1,850 each and inside avenue lots brought the same figure.

The stories about the old Montgomery house, which was erected in 1838, being haunted did not have any visible influence on the bidding or the sales.

## Eight Flats Housing 240 Families in Bronx Sold

Apartment Disposed Of at the Junction of Westchester and Wale Aves. and 155th St.

Loeber, Kaplan & Schreiber sold for Morris Garfunkel to Hirschowitz & Wines eight six-story apartments at the junction of Westchester and Wale Avenues and 155th Street. The houses, known as 62 to 69 Wale Avenue and 76 to 74 East 155th Street, cover a triangular plot with an avenue frontage of 179 feet, the street measurement being 195.3. They house 240 families.

Schwab & Co. sold for D. Fried and I. Herman the five-story modern apartment with stores, 60x100, at the southeast corner of College Avenue and 158th Street.

Mulvihill & Co. sold the three-story single flat at 255 East Tremont Avenue for the estate of Mary E. Kerr to Christian W. Schindler for \$10,000. It has not been transferred in over thirty years.

Emma C. Leibacher sold to Isaac Kalman the two-story dwelling at 913 Forest Avenue, 129x100, for \$10,000. Mary Koch sold to Herman Eppelberg the three-story dwelling at 676 East 154th Street, 20x103.9.

Leo Linsky sold to Harris B. Gold the two-story house at 608 Third Avenue, 24x98.5.

Dorothy E. Murray sold to Thomas E. Tyrrell the three-story dwelling at 561 East 154th Street, 20x103.9.

Paul F. Hansen sold to Peter Stump the two-story dwelling at 1015 Walton Avenue, 28x100.

John McKean sold to Abraham Siegel the three-story dwelling at 1348-1350 Teller Avenue, 50x134.4.

Samuel Josephson sold to Samuel Siegel the two-story dwelling at 1541 Vane Avenue, 25x100.

John Platt sold to Angelina Pellicchio the three-story house at 2181 Arthur Avenue, 16x88.0.

## Pictorial Review Acquires 33d Street Warehouse

The Pictorial Review Holding Corporation acquired a three-story warehouse at 553 to 557 West Thirty-third Street, 75x98.9, adjoining the north-east corner of Eleventh Avenue. It formerly belonged to the Rolled Plate Metal Company, which conveyed it last July to Nancy Goodstein, who conveys it to the publishing company. It carries a mortgage for \$32,500.

P. M. Clark & Co. sold 1499 Third Avenue, between Eleventh and Twelfth streets, a five-story building, 25x100. It was acquired in 1876 by the late David Zabiniski, and has been held on the family line. Mrs. Bertha Zabiniski sold it to Adam Stephan.

## Lumber Dealers Lease Big Site With Option to Purchase

George H. Storm and Associates, lumber dealers, leased from George Street, with an option to purchase within ten years at \$200,000, the half block of twenty-two lots comprising the site of the new branch building. The lease is for twenty-one years from next January at \$6,000 a year, \$11,000 net per annum, with privilege of renewing for a similar term on a 5 per cent reappraisal basis. The lessees have a yard at Seventy-first and Exterior streets.

## Builder Purchases Four Lots on Prospect Ave.

A builder has bought from the Law-Peter Title and Trust Company four lots on the west side of Prospect Avenue, 270 feet south of East 187th Street. Shaw, Rockwell & Sanford negotiated the deal.

Harry Chalodowsky sold to Mollie Fein the property, 25x80-22 irregular, at 1108 Westchester Avenue.

Meyer Solomon sold to Barnett Geller the property, 60x100, on the west side of Davidson Avenue, 350 feet south of 102d Street.

## Operators and Investors Figure in Heavy Buying; Amsterdam Ave. Houses Appeal to Purchasers

Alfred Somborn and Herbert Jacques Morris have sold to Louis Kramer for clients of Jackson & Brock the two six-story apartments at 1528 and 1530 and 1532 and 1534 Amsterdam Avenue, adjoining the southeast corner of 188th Street, 80x100. Henry S. Mansfield was the attorney for the buyer, Charles S. Morris has acquired through M. M. Hayward & Co. from the McKean estate the five-story tenements at 471, 473 and 475 Amsterdam Avenue, 75x100; also for Christian Bernhard the five-story tenement, 25x100, at 188 West Eighty-third Street, forming an "L" around the southeast corner of Eighty-third Street and Amsterdam Avenue.

Ennis & Sinnott sold to a client of apartment houses at 408, 410 and 412 West 115th Street, 100x100, between Morningside Drive and Amsterdam Avenue. The houses were recently modernized.

William S. Baker sold for the Bankers Trust Company as trustee to Charles M. Rosenthal the two five-story tenements at 45 and 47 West Sixty-sixth Street, 80x100 each.

Floren & Herbst resold to Mrs. Ermelinda Perrella 153 East 114th Street, 18x100.11.

Benjamin Harris resold for Max Rosenberg to Rubin the five-story tenement, 20-family apartment at 515 West 184th Street, 40x100.

Patrick J. Lemanah sold to the Lou-Art Corporation the four-story tenement at 346 East 125th Street, 18x100.

William Schapiro sold to Adolph Neurath the five-story flat at 304 West 118th Street, 25x100.11.

George Schwinns sold to Alphonse E. Bohrer the five-story apartment at 245 East Ninety-fourth Street, 25x100.8.

J. Lemle & Son sold for Michael and Margaret Back the five-story flat at 507 East Eighty-third Street, 25x102.2.

Laura Rossi sold to Roscoe K. Zuzke 465 West Forty-ninth Street, a four-story tenement, 18x84.

John N. Conyngham sold to P. Fiorino the five-story apartment at 237 East Ninety-fourth Street, 25x100.8.

Morris Fein sold to Sophia Meyer the two six-story tenements at 5 and 7 Hester Street, 50x100.

Levin Shelnberg sold to Isaac Cohen the five-story tenement at 237 Broome Street, 25x50.

## Sales of Fine Private Homes on East Side

Henry R. Stern Sells House in 62d Street Held at \$90,000

Douglas L. Elliman & Co. have sold the five-story American basement dwelling at 131 East Sixty-second Street, 20x100, between Park and Lexington avenues, for Henry R. Stern to a client for occupancy. The house was held at \$90,000. The same brokers sold for Ellery James to Cosiclar Cobb one three-story dwelling 234 East Sixty-second Street, 20x100.

Pease & Elliman sold for Louis Stern 323 West Seventy-sixth Street, a four-story high-stoop dwelling, 20x50x102.2, held at \$45,000. The buyer is a Buffalo man who will occupy.

Mary E. Dunn sold 198 Edgecomb Avenue, a three-story dwelling, 21x45.0, to the Hudson P. Rose Company, which resold it to Louis P. Banks.

Laurel Breker sold to Jeanne L. Loughlin the three-story dwelling at 314 West Seventy-first Street, 17x100.5.

Leonard Weiss sold 236-238 West 131st Street, two three-story dwellings, 32x29.9, 11, to Cora P. Vincent, who resold them to Stephen W. Wigfall.

Robert A. Wilckier sold to Edward J. Mackey the three-story dwelling at 412 East Eighty-third Street, 16x100.5.

James L. Van Sant purchased from Thomas O'Reilly 282 West 130th Street, a three-story and basement brownstone dwelling, 16x100. Ernest T. Bower was the broker.

The Duff & Brown Co. sold for E. H. and R. M. Cushman 632 West 142d Street, a three-story dwelling, 17x100.

Everett M. Davis sold to A. Fillmore Hyde the two five-story dwellings at 236-238 West End Avenue, southwest corner of Seventy-first Street, 36x58.2.

Felicia Newman sold to Jacob Rabinowitz the three and four story dwellings at 841-847 St. Nicholas Avenue, northwest corner of 152d Street, 74.1x94.8x irregular.

Nannie L. P. and sold to Clara V. Anagnostom the four-story dwelling at 53 West Seventy-fifth Street, 23x102.2.

Joseph Shapiro sold to Gussie Halperin the three-story dwelling at 804 East Sixth Street, 20x90.5 irregular.

M. H. Gaillard & Co. sold for Mrs. Anna Field her four-story residence at 117 West Eighty-seventh Street to Martha Cayroler.

James L. Van Sant resold to the Williams-Dexter Company 71 and 73 Horatio Street, two three-story dwellings, 46x84.3, through R. E. Barry.

Rippon K. Kubby resold to Aaron Rippon the three-story dwelling at 555 West 189th Street, 15x90.11.

## Flats to House 110 Families For Washington Heights

Harry H. Uhlfelder plans to provide accommodations for 110 families additional to Washington Heights. He is now finishing a seventy-two-family house on Haven Avenue near 178th Street. The new operation will cover eight lots on the north side of 152d Street, extending through the block to 153d Street, between Riverside Drive and Broadway, which he bought yesterday. Mr. Uhlfelder says that he will erect two six-story apartment houses on the lots. They will be equipped with elevators and will contain every feature known to modern apartment house builders. The Haven Avenue house will be ready in December.

## Rental for 7th Ave. Corner Calls for \$90,000 a Year

The lease of the property, 98.9x24, at the northeast corner of Seventh Avenue and Thirty-seventh Street, to Joseph E. Gilbert and associates, advised that the lessees have an option of buying the property within a year for \$1,000,000 from Francis Bannerman and others, owners. The rental is \$90,000 net per annum. The lease is for three 21-year periods. An eighteen-story mercantile building will be erected.

## Five Branches for Bank

The Bank of the Manhattan Company plans to erect five new branch buildings in suburbs around New York, according to Ward Building Reports. Three of them will be at Jackson Heights, Rockaway Beach and Flushing.

## Sells Home in Woodmere

John P. Scott sold for Mrs. Mary A. Mittell her nine-room house and garage in Prospect Street, Woodmere, L. I. to I. Goldberg. The property was held at \$18,000.

## Westchester Plot Buyers Plan to Erect Dwellings

George Howe sold plots in Larchmont Gardens, Larchmont, N. Y., to the following purchasers, who will improve the sites with residences. Four lots on Valley Stream Road to Lillian G. Englar of New York; five lots on Little Farms Road to Luca Tripodi, who will erect two residences; two lots on Myrtle Boulevard and three lots on Harmon Drive to Empire Home Building Association, Inc., who will erect several homes; a lot on Hillside Road has been bought by Leslie Messersmith to enlarge his present holdings.

Chauncey B. Griffen sold five lots on the west side of Washington Avenue, near the Pleasantville station, for Wright & Kemble, of New York. The purchaser is James Mulligan, of Pleasantville, who will immediately improve the site.

The Robert E. Farley Organization sold for Clinton D. Heustis his property on Tuckahoe Road, Scarsdale, N. Y., to C. L. Stanwood, of this city.

## Buys Lease of 12-Story Building in 42d Street

Butler & Baldwin sold for James B. Regan his lease on the Regan Building at 140 West Forty-second Street. This lease, which was made in 1912 between the estate of Cornelius J. Ryan and Mr. Regan, was for twenty-one years. It is a twelve-story office building, 25x50. The lease was purchased by Louis Kramer, of 103 Park Avenue, for investment.

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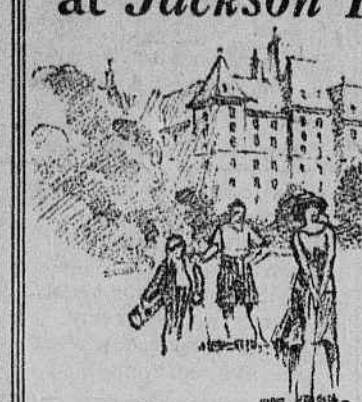
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